



PLANNING AND ZONING BOARD AGENDA

PUBLIC HEARING - WEDNESDAY, MARCH 23 , 2011 - 4:00 P.M.

CITY OF MESA COUNCIL CHAMBERS – 57 EAST FIRST STREET

RANDY CARTER, Chair

BETH COONS Vice Chair
VINCE DIBELLA
BRAD ARNETT

CHELL ROBERTS
LISA HUDSON
SUZANNE JOHNSON

Note: If processed using typical schedules, items on this agenda which must be adopted by Ordinance will be introduced at the April 18, 2011 City Council meeting. At that time, City Council will establish May 2, 2011, as the public hearing date for those items. City Council meetings begin at 5:45 p.m. in the Council Chambers, 57 East First Street. Anyone interested in attending the public hearing should review the City Council agenda on the City's website at www.mesaaz.gov prior to the meeting or call the Planning Division at 480.644.2385 to ensure the item has remained on the above-mentioned specified agenda.

A. **CONSIDER THE MINUTES FROM THE FEBRUARY 15, AND FEBRUARY 16, 2011 STUDY SESSIONS AND REGULAR HEARING:**

B. **TAKE ACTION ON ALL CONSENT ITEMS:**

All items listed with an asterisk (*) and all items added to the Consent Agenda at a prior Study Session will be considered as a group by the Planning and Zoning Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to staff prior to the Board's vote on the consent agenda.

C. **DISCUSS AND TAKE ACTION ON THE FOLLOWING CASES:**

- *1. **Z11-09** 307 East 1st Street. Located north of Main Street on the west side of Mesa Drive (0.27± acres). District 4. Site Plan Review. This request will allow an addition to an existing wedding reception facility. (PLN2011-00003) Raymond & Michele Hart, owner; Vince DiBella, applicant.
(District 4)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Approval With Conditions

P&Z Action: Approved

Vote: 6 – 0 – 1 Boardmember DiBella abstained

D. DISCUSS AND MAKE RECOMMENDATION TO CITY COUNCIL ON THE FOLLOWING ZONING CASES:

- *1. **Z11-06** The 2400 block of South Signal Butte Road. Located north of Guadalupe Road on the east side of Signal Butte Road (7.34± acres). District 6. Rezone from R1-6 PAD DMP to R-4 PAD DMP and Site Plan Modification. This request will allow the development of a memory care facility. (PLN2011-00005) SSV Twin Homes 2, Inc. owner; Craig Ahlstrom, applicant.
(District 6)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval With Conditions

P&Z Recommendation: Approval with conditions

Vote: 5 – 0 – 2 Boardmembers DiBella and Coons abstained

- *2. **Z11-07** 239 & 257 South Power Road. Located north of Broadway Road and east of Power Road (2.86± acres). District 6. Site Plan Review. This request will allow the development of a medical office building. (PLN2010-00394) Power Road Land Investors, LLC owner; Alan Laulainen, Coaction Development Group, applicant.
(District 6)

STAFF PLANNER: Lesley Davis

Staff Recommendation: Approval With Conditions

P&Z Recommendation: Approval with conditions

Vote: 7 – 0

- *3. **Z11-08** 5503 South Power Road. Located south of Ray Road on the east side of Power Road (4.34± acres). District 6. Rezone from C-2 to M-1 and Site Plan Review. This request will allow the development of an RV/Boat Storage Facility. (PLN2010-00148) James McDowell, owner; Tony Cooper, applicant.
(District 6)

STAFF PLANNER: Wahid Alam

Staff Recommendation: Continuance to April 20, 2011

P&Z Action: Continued to April 20, 2011

Vote: 7 – 0

E. DISCUSS THE FOLLOWING CODE AMENDMENT:

1. Repeal of the present Title 11 of the Mesa City Code, known as the Mesa Zoning Ordinance, in its entirety, and replacement with a new Title 11, also to be known as the Mesa Zoning Ordinance. This project is also known as the Zoning Code Update.

STAFF PLANNER: Gordon Sheffield, Zoning Administrator

Staff Recommendation: Hear comments and provide direction to staff as needed. Formal recommendation to City Council is tentatively scheduled for the April 20, 2011 hearing.

Note: Audiotapes of the Planning & Zoning Board study sessions are available in the Planning Division Office for review. The regular Planning & Zoning Board meeting is "live broadcasted" through the City of Mesa's website at www.mesaaz.gov

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